

Message Text

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44

ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 EURE-00 /014 W

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P 131300Z JUN 75

FM AMCONSUL ISTANBUL

TO SECSTATE WASHDC PRIORITY 6151

INFO AMEMBASSY ANKARA

UNCLAS ISTANBUL 1861

DEPT FOR EUR/EX AND FBO FROM STANGE

EO 11652: N/A

TAGS: ABLD, TU

SUBJECT: LEASE ON DEPUTY PRINCIPAL OFFICER RESIDENCE

REF: (A) STATE 226082 OF NOV 16, 1973; (B) ISTANBUL 3661 OF
NOV 13, 1973; (C) STATE 211085 OF OCT 26, 1973

SUPPLEMENTING RECENT CONVERSATIONS WITH HARLAN SOUTHERLAND,
ADMIN COUNSELOR, EMB. ANKARA WITH FBO AND EUR/EX RE LEASE
NO. S-141-FBO-47 OF AUG 27, 1973, CONGEN WISHES SUBMIT
FOLLOWING IN SUPPORT EFFORTS FINANCE EXTERIOR PAINTING OF THIS
HOUSE, REPAIR OF KITCHEN FLOOR, AND POSSIBLE REPAIR OF PORTION
ELECTRIC WIRING.

1. AT TIME LEASE EXECUTED BY CONGEN CONTRACTING OFFICER
DOUGLAS LANGEN, IT WAS UNDERSTOOD BETWEEN HIM AND OWNERS OF
PROPERTY, ADMITTEDLY ON VERBAL BASIS, THAT USG WOULD ASSUME
RESPONSIBILITY OF PAINTING OF EXTERIOR, AND FOR ALL BUT MAJOR
STRUCTURAL REPAIRS, SUCH AS ROOF. IN VIEW UNREALISTICALLY LOW
RENTAL RATE THIS INFORMAL COMMITMENT MOST LOGICAL (WHILE
COMPARISON NOT ENTIRELY VALID, CURRENT RENTAL ON CONGEN
RESIDENCE IS EIGHT TIMES THIS RATE, AND MOREOVER, CAN BE
EXPECTED TO INCREASE CONSIDERABLE IN YEARS TO COME). MOREOVER,
ALTERNATIVE ACCOMMODATIONS VIRTUALLY IMPOSSIBLE OBTAIN.

2. LANDLORD ASSURES THERE WILL BE NO RPT NO INCREASES REQUESTED
DURING ENTIRE LIFE OF LEASE, INCLUDING OPTIONAL YEARS BEYOND THE
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ORIGINAL NINE. THIS FIRM ASSURANCE CONTAINED IN ARTICLES 3 AND 4

ABOVE-CITED LEASE NUMBER.

3. LANDLORD'S UNDERSTANDING OF VERBAL AGREEMENT MENTIONED ABOVE IS CLEARLY SET FORTH IN LETTER DATED MAY 24, 1973 WHICH FBO STANGE MAY RECALL HAVING SEEN, AND COPY OF WHICH CONGEN CAN PROVIDE IF NECESSARY.

4. IN ADDITION TO ECONOMY CONSIDERATIONS, DPO RESIDENCE ENJOYS POLICE PROTECTION AT NO COST, WHICH MIGHT BE DIFFICULT CONTINUE IF RESIDENCE WERE SHIFTED. RESIDENCE IMMEDIATELY ADJACENT TO AMERICAN COMMUNITY SCHOOL; THUS PROTECTION ALSO ADDS TO MUCH-NEEDED SECURITY FOR CHILDREN OF CONGEN AND AMERICAN COMMUNITY.

5. CONGEN, WITH EMB. CONCURRENCE, REQUESTS DEPT. PERMSSION TO AMEND ARTICLE 17 OF EXISTING LEASE TO INCLUDE PERIODIC EXTERIOR PAINTING AS PART OF LESSEE'S OBLIGATION. WITH REGARD REPAIR KITCHEN FLOOR AND POSSIBLE WIRING REPAIRS, CONGEN OF OPINION THESE COME UNDER OBLIGATION FOR MINOR AND ROUTINE MAINTENANCE. IF THEY CANNOT BE SO CONSTRUED, DEPT. REQUESTED TO SUGGEST ADDITIONAL LANGUAGE FOR ARTICLE 7 WHICH WOULD PERMIT CONGEN TO UNDERTAKE ULCH WORK IN FUTURE WITIN REASONABLE LIMITS WITHOUT AT SAME TIME ACCEPTING BLANKET RESPONSIBILITY FOR UPKEEP OF BUILDING.

6. UPON APPROVAL FOREGOING, REQUEST AUTHORIZATION FOR \$2700 FOR EXTERIOR PAINTING, AND \$600 FOR KITCHEN FLOOR REPAIR. FUNDS FOR WIRING WILL BE REQUESTED AS REQUIRED.
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